

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement / Pay Off Requests: (888) 313-1969

MARGIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS

FILED Dec. 29, 2015

@ 10:18 A.M.

BY [Signature] DEPUTY

TS#: 15-14771

### **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 6/24/2009, RAYMUNDO SALINAS JR AND ERICA SALINAS HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MORTGAGE DOCS, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR THE MORTGAGE MAKES, INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$202,257.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR THE MORTGAGE MAKES, INC., which Deed of Trust is Recorded on 6/29/2009 as Volume 1041491, Book 2778, Page 53, in Webb County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER THIRTEEN (13), IN BLOCK NUMBER TWO (2), SAN ISIDRO NORTHEAST SUBDIVISION, PHASE 7, AS PER PLAT RECORDED IN VOLUME 28, PAGE 40-42, WEBB COUNTY PLAT RECORDS.**

Commonly known as: **305 KAHLO LOOP, LAREDO, TX 78045**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Martin Vacca**, or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**MARCH-1**

Clerk: [Signature]



4556524

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **TUESDAY, 3/1/2016 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Webb County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The Area Outside the Northwest (Parking Garage) 1st Floor Entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, TX 78040**

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

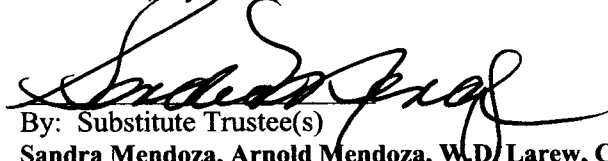
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 12/23/2015



By: Substitute Trustee(s)

Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Martin Vacca,  
C/O Carrington Foreclosure Services, LLC  
1610 E. Saint Andrew Place, Suite 150F  
Santa Ana, CA 92705

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.***

1-A

**Current Borrower:** EDUARDO AREVALO AN UNMARRIED MAN, AND DANIEL A AREVALO AN UNMARRIED MAN  
**MH File Number:** TX-15-25111-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** FHA  
**Property Address:** 3619 BRUMOSO CT, LAREDO, TX 78046

**MARGIE RAMIREZ IBARRA**  
**COUNTY CLERK, WEBB COUNTY, TEXAS**  
**FILED** Dec. 29, 2015  
10:18 A.M.  
**BY** [Signature] **DEPUTY**

## **NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
4/15/2009

**Grantor(s)/Mortgagor(s):**  
EDUARDO AREVALO AN UNMARRIED  
MAN, AND DANIEL A AREVALO AN  
UNMARRIED MAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR THE MORTGAGE MAKERS,  
INC., A TEXAS CORPORATION, ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

**Recorded in:**  
**Volume:** 2742  
**Page:** 289  
**Instrument No:** 1034844

**Property County:**  
WEBB

**Mortgage Servicer:**  
M&T Bank is representing the Current  
Beneficiary/Mortgagee under a servicing agreement  
with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Fountain Plaza, Buffalo, NY 14203

**Legal Description:** SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT  
NUMBER TWENTY-EIGHT (28), IN BLOCK NUMBER SEVENTEEN (17), CUATRO VIENTOS NORTE  
SUBDIVISION, PHASE V, A SUBDIVISION IN THE CITY OF LAREDO AS PER PLAT RECORDED IN  
VOLUME 27, PAGES 70-71, WEBB COUNTY PLAT RECORDS.

**Date of Sale:** 3/1/2016

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale of Property:** The Area Outside the Northwest (Parking Garage) 1st Floor Entrance to the  
Webb County Justice Center. Webb County Justice Center, 1110 Victoria Street, Laredo, TX 78040 OR  
IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION  
51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place  
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that  
time.

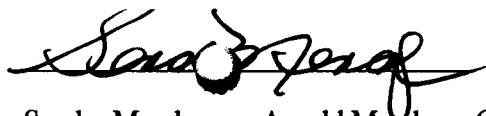
**MARCH -2**

**Clerk:** [Signature]



4556817

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
**Assert and protect your rights as a member of**  
**the armed forces of the United States. If you**  
**are or your spouse is serving on active military**  
**duty, including active military duty as a**  
**member of the Texas National Guard or the**  
**National Guard of another state or as a**  
**member of a reserve component of the armed**  
**forces of the United States, please send**  
**written notice of the active duty military**  
**service to the sender of this notice**  
**immediately.**



Sandra Mendoza or Arnold Mendoza, Colette  
Mayers, Stephen Mayers, Bob Dickerson, Troy  
Robinett, Wes Wheat, Jason Spence, Ross Bandy,  
Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci  
Yeaman, John Person, Daren Shumway, Robert  
Aguilar, Jack Burns II, Evan Press, Ramiro Cuevas  
or Cole D. Patton  
or Catherine Allen-Rea  
MC CARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

2-A

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

MARGIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS  
FILED Dec. 29, 2015  
@ 10:36 A.M.  
BY [Signature] DEPUTY

1. **Date, Time, and Place of Sale.**  
**Date:** March 01, 2016  
**Time:** The sale will begin at 10:00AM or not later than three hours after that time.  
**Place:** THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 04, 2014 and recorded in Document VOLUME 3569, PAGE 368 real property records of WEBB County, Texas, with MANUEL A. SAMPERIO AND LIZETH A. NAVARRO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MANUEL A. SAMPERIO AND LIZETH A. NAVARRO, securing the payment of the indebtednesses in the original principal amount of \$140,399.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

[Signature]  
SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, OR JACK BURNS II  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

**Certificate of Posting**  
My name is Sandra Mendoza, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on 12.29.15 I filed at the office of the WEBB County Clerk and caused to be posted at the WEBB County courthouse this notice of sale.

[Signature]  
Declarants Name: Sandra Mendoza  
Date: 12.29.15

MARCH -3  
Clerk: [Signature]



NOS00000005636105

**EXHIBIT "A"**

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER FIVE (5) IN BLOCK NUMBER FIVE (5), AQUERO SUBDIVISION, PHASE I, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 28, PAGES 95,95A, AND 95B, WEBB COUNTY PLAT RECORDS.

3-A



NOS00000005636105

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: March 01, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

MARGIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS

FILED Dec. 29, 20 15

@ 10:36 A.M.

BY M.A. [Signature] DEPUTY

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 25, 2011 and recorded in Document VOLUME 3124, PAGE 312; AS AFFECTED BY VOLUME 3707, PAGE 675 real property records of WEBB County, Texas, with JESUS PULIDO, JR., grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JESUS PULIDO, JR., securing the payment of the indebtednesses in the original principal amount of \$98,439.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

[Signature]  
SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, OR JACK BURNS II  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is Sandra Mendoza, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on 12-29-15 I filed at the office of the WEBB County Clerk and caused to be posted at the WEBB County courthouse this notice of sale.

[Signature]  
Declarants Name: Sandra Mendoza  
Date: 12-29-15

MARCH -4  
Clerk: [Signature]



NOS00000005704689

**EXHIBIT "A"**

SURFACE ESTATE ONLY IN AND TO: LOT NUMBER EIGHT (8), IN BLOCK NUMBER TEN (10), LOMAS DEL SUR SUBDIVISION, UNIT 2, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 27, PAGES 19-20, WEBB COUNTY PLAT RECORDS.

4-A



NOS00000005704689

FILED Dec. 29, 2015

@ 10:39 A.M.

BY M. A. G. DEPUTY

## NOTICE OF FORECLOSURE SALE

**1. Property to Be Sold.** The property to be sold is described as follows:

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER ONE (1), IN BLOCK NUMBER NINE (9), HIGHLAND SUBDIVISION, UNIT 2, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 13, PAGE 88, WEBB COUNTY PLAT RECORDS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/13/2005 and recorded in Book 1782 Page 560 Document 869203 real property records of Webb County, Texas.

**3. Date, Time, and Place of Sale.**

Date: 03/01/2016

Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.

Place: Webb County Courthouse, Texas, at the following location: THE AREA JUST OUTSIDE THE NORTHWEST (PARKING GARAGE) 1st FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

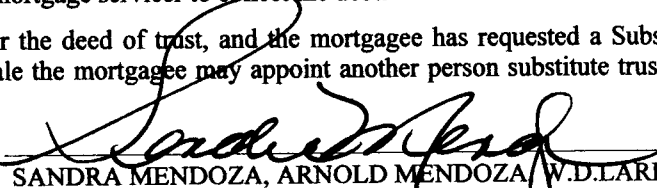
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**5. Obligations Secured.** The Deed of Trust executed by ROSELA C. LAUREL AND CHRIS LAUREL, provides that it secures the payment of the indebtedness in the original principal amount of \$87,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR MASTR ADJUSTABLE RATE MORTGAGES TRUST 2005-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR MASTR ADJUSTABLE RATE MORTGAGES TRUST 2005-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

15-002254-670  
1801 ORANGE BLOSSOM LOOP  
LAREDO, TX 78045

  
SANDRA MENDOZA, ARNOLD MENDOZA, W.D. LAREW,  
MARTIN H. VACCA, MICHAEL W. ZIENTZ OR BOB  
FRISCH  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**MARCH -5**  
**Clerk:** 

FILED Dec. 30, 2015

9:48 A.M.

BY [Signature] DEPUTY

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 06/06/2003  
**Grantor(s):** SAN JUANA ESPINOZA, AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERICAHOMEKEY, INC., A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$69,527.00  
**Recording Information:** Book 1412 Page 614 Instrument 801410  
**Property County:** Webb  
**Property:** SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER TWENTY(20), IN BLOCK NUMBER TWO(2), CUATRO VIENTOS NORTE SUBDIVISION, PHASE I, RECORDED IN VOLUME 22, PAGE 70, WEBB COUNTY PLAT RECORDS.  
**Reported Address:** 3314 CUATRO VIENTOS DRIVE, LAREDO, TX 78046

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer:** JPMorgan Chase Bank, N.A.  
**Current Beneficiary:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer Address:** PO Box 1015238, Columbus, OH 43219

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of March, 2016  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:** AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.  
**Substitute Trustee(s):** Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

[Signature]  
Buckley Madole, P.C.

**MARCH -6**

**Clerk:** [Signature]

FILED Dec. 30, 20 15

@ 9:48 A.M.

BY [Signature] DEPUTY

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

Date: 06/25/2004  
Grantor(s): JUAN G. PEREZ AND SELINA REYNA HUSBAND AND WIFE  
Original Mortgagee: IMORTGAGE FUNDING CORPORATION, A CALIFORNIA CORPORATION  
Original Principal: \$139,806.00  
Recording Information: Book 1630 Page 562 Instrument 842101  
Property County: Webb  
Property: LOT FORTY-ONE (41), BLOCK ONE (1), SAN ISIDRO-AMAZONIA SUBDIVISION, PHASE IV, SITUATED IN THE CITY OF LAREDO, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 23, PAGE 69, PLAT RECORDS OF WEBB COUNTY, TEXAS.  
Reported Address: 2126 LIMA LOOP, LAREDO, TX 78045

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, N.A.  
Mortgage Servicer: Wells Fargo Bank, N.A.  
Current Beneficiary: Wells Fargo Bank, N.A.  
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

Date of Sale: Tuesday, the 1st day of March, 2016  
Time of Sale: 10:00 AM or within three hours thereafter.  
Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.

Substitute Trustee(s): Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

[Signature]  
Buckley Madole, P.C.

**MARCH -7**

**Clerk:** [Signature]

FILED December 31, 2015

@ 10 : 02 A.M.  
BY R. D. Ramirez DEPUTY

11115 ENTRADA LOOP  
LAREDO, TX 78045

00000005730668

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

**Date:** March 01, 2016

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place** THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 14, 2008 and recorded in Document VOLUME 2565, PAGE 700; AS AFFECTED BY VOLUME 3735, PAGE 400 real property records of WEBB County, Texas, with ELVA LOURDES GARZA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ELVA LOURDES GARZA, securing the payment of the indebtednesses in the original principal amount of \$131,929.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

Sandra Mendoza  
SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, OR JACK BURNS II  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/

My name is Sandra Mendoza and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on 12-31-15 I filed at the office of the WEBB County Clerk and caused to be posted at the WEBB County courthouse this notice of sale.

Sandra Mendoza  
Declarant's Name: Sandra Mendoza  
Date: 12-31-15 MU



NOS00000005730668

MARCH -8  
Clerk: R. D. Ramirez

00000005730668

WEBB

**EXHIBIT "A"**

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER EIGHT (8), IN BLOCK NUMBER THREE (3), VILLAS SAN AGUSTIN-UNIT 5, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 27, PAGES 59-60, WEBB COUNTY PLAT RECORDS.



NOS00000005730668

MARGIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS  
FILED December 31, 20 15  
@ 10:02 A.M.  
BY [Signature] DEPUTY

6113 FRAY AUGUSTO LN  
LAREDO, TX 78043

00000005626171

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: March 01, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 04, 2012 and recorded in Document VOLUME 3254, PAGE 325 real property records of WEBB County, Texas, with RENE SALAS AND SAN JUANA DIAZ, grantor(s) and WELLS FARGO BANK NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RENE SALAS AND SAN JUANA DIAZ, securing the payment of the indebtednesses in the original principal amount of \$104,277.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

[Signature]  
SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. JAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, ELM PRESS, OR JACK BURNS II  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

My name is Sandra Mendoza and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on 12-31-15 I filed at the office of the WEBB County Clerk and caused to be posted at the  
WEBB County courthouse this notice of sale.

[Signature]  
Declarant's Name: Sandra Mendoza  
Date: 12-31-15 MV



NOS00000005626171

MARCH -9  
Clerk: [Signature]

00000005626171

WEBB

**EXHIBIT "A"**

SURFACE ESTATE ONLY IN AN TO LOT SEVEN (7), BLOCK TEN (10), LAS MISIONES SUBDIVISION, UNIT III, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 28, PAGES 15-16, PLAT RECORDS OF WEBB COUNTY, TEXAS.



NOS00000005626171

FILED January 16, 2016

3:17 P.M.  
BY Michelle Lee DEPUTY

## NOTICE OF FORECLOSURE SALE

**1. Property to Be Sold.** The property to be sold is described as follows:

THE SURFACE ESTATE ONLY IN AND TO LOT TEN (10), BLOCK ELEVEN (11), DEERFIELD SUBDIVISION, PHASE 2, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 17, PAGE 48, PLAT RECORDS OF WEBB COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/07/1999 and recorded in Book 783 Page 464 Document 664951 real property records of Webb County, Texas.

**3. Date, Time, and Place of Sale.**

**Date:** 03/01/2016

**Time:** The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

**Place:** Webb County Courthouse, Texas, at the following location: THE AREA JUST OUTSIDE THE NORTHWEST (PARKING GARAGE) 1st FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

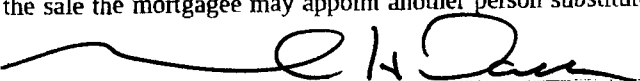
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**5. Obligations Secured.** The Deed of Trust executed by GABRIEL ADAN GUERRA AND MARIA DE LOS ANGELES MARTINEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$71,401.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK is mortgage servicer. A servicing agreement between the Mortgagee, whose address is MIDFIRST BANK c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

15-000167-365  
719 ZEBRA DRIVE  
LAREDO, TX 78046

  
SANDRA MENDOZA, ARNOLD MENDOZA, W.D. LAREW,  
MARTIN H. VACCA, COLETTE MAYERS, STEPHEN  
MAYERS, BOB DICKERSON, TROY ROBINETT,  
FREDERICK BRITTON, EVAN PRESS OR JACK BURNS II,  
MICHAEL W. ZIENTZ  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**MARCH -10**  
**Clerk:** 

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: March 01, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

MARGIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS  
FILED Jan 11, 2016  
@ 12:57 P.M.  
BY PH DEPUTY

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 21, 2006 and recorded in Document CLERK'S FILE NO. 915423 real property records of WEBB County, Texas, with HORACIO RAMOS AND MARIA M RAMOS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HORACIO RAMOS AND MARIA M RAMOS, securing the payment of the indebtednesses in the original principal amount of \$60,549.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

Sandra Mendoza  
SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, OR JACK BURNS II  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is Sandra Mendoza and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on 1.11.16 I filed at the office of the WEBB County Clerk and caused to be posted at the  
WEBB County courthouse this notice of sale.

Sandra Mendoza  
Declarant's Name: Sandra Mendoza

Date: 1.11.16

MARCH -11  
Clerk: PH



NOS00000005419676

**EXHIBIT "A"**

LOT NINE (9), BLOCK ONE THOUSAND SIXTY-SEVEN (1067), WESTERN DIVISION, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO RE-PLAT THEREOF RECORDED IN VOLUME 2, PAGE 119, PLAT RECORDS OF WEBB COUNTY, TEXAS.

11-A



NOS00000005419676

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 08/26/1999  
**Grantor(s):** THERESA A. VELASQUEZ AN UNMARRIED WOMAN  
**Original Mortgagee:** CTX MORTGAGE COMPANY  
**Original Principal:** \$56,237.00  
**Recording Information:** Book 815 Page 802 Instrument 672536  
**Property County:** Webb  
**Property:**

MARGIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS  
FILED Jan 11, 2016  
@ 1:00 P..M.  
BY [Signature] DEPUTY

**Reported Address:** THE SURFACE ESTATE ONLY IN AND TO LOT ONE HUNDRED ELEVEN(111), BLOCK NINE(9), LOWERY FARM SUBDIVISION, UNIT 2, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5, PAGE 66, PLAT RECORDS OF WEBB COUNTY  
128 BISCAVNE LOOP, LAREDO, TX 78045

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer:** JPMorgan Chase Bank, N.A.  
**Current Beneficiary:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer Address:** PO Box 1015238, Columbus, OH 43219

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of March, 2016  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:**

AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.

**Substitute Trustee(s):** Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

[Signature]  
Buckley Madole, P.C.

**MARCH -12**  
**Clerk:** [Signature]

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

MARGIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS  
FILED Jan 11, 20 16  
@ 1:00 P..M.  
BY [Signature] DEPUTY

**DEED OF TRUST INFORMATION:**

Date: 08/24/2007  
Grantor(s): FRANCISCO MARTIN ARAUJO, A MARRIED PERSON  
Original Mortgagee: WELLS FARGO BANK, N.A.  
Original Principal: \$63,945.00  
Recording Information: Book 2442 Page 101 Instrument 979151  
Property County: Webb  
Property:

LOT NINE (9), BLOCK FIVE HUNDRED SIXTY (560), EASTERN DIVISION, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO THE LAREDO IMPROVEMENT COMPANY REPLAT RECORDED IN VOLUME 22, PAGE 198, DEED RECORDS OF WEBB COUNTY, TEXAS.

Reported Address: 906 CORTEZ STREET, LAREDO, TX 78040

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, NA  
Mortgage Servicer: Wells Fargo Bank, N. A.  
Current Beneficiary: Wells Fargo Bank, NA  
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

Date of Sale: Tuesday, the 1st day of March, 2016  
Time of Sale: 10:00 AM or within three hours thereafter.

Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.

Substitute Trustee(s): Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

[Signature]  
Buckley Madole, P.C.

MARCH -13  
Clerk: [Signature]

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

1. Property to Be Sold. The property to be sold is described as follows:

LOT FORTY-TWO (42), BLOCK ONE (1), THE GREEN SUBDIVISION, PHASE 3, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 25, PAGE 151, PLAT RECORDS OF WEBB COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust to Mortgage Electronic Registration Systems, Inc. as nominee for Amerigroup Mortgage Corporation A Division of Mortgage Investors Corporation, recorded on 02/23/2011 as Document No. 1094599 in the real property records of Webb County, Texas. Assignment of Deed of Trust to Green Planet Servicing, LLC recorded on 08/17/2012 as Document No. 1142597 of the real property records of Webb County, Texas. The holder or servicer of the instrument is: Green Planet Servicing, LLC.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 03/01/2016

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter.  
The sale will be completed by no later than 4:00 P.M.

Place: Justice Center, 1110 Victoria Street, first-level west side rear door

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

**MARCH -14**  
Clerk: *R. D. Smith Jr.*

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgagee's attorney.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

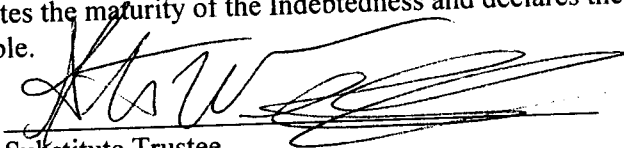
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Blaine C Strand and Tarra L Strand, husband and wife.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$194,470.00, executed by Blaine C Strand, and payable to the order of Amerigroup Mortgage Corporation A Division of Mortgage Investors Corporation; (b) all renewals and extensions of the note; (c) any and all present and future indebtednesses of Blaine C Strand and Tarra L Strand, husband and wife to Amerigroup Mortgage Corporation A Division of Mortgage Investors Corporation. Planet Home Lending, LLC fka Green Planet Servicing, LLC is the current holder of the Obligations and is the beneficiary under the deed of trust.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested Statewide Civil Process, Inc., 13279 Pond Springs Rd., Suite 2, Austin, TX 78729, Rita Kamback, Steven Westergren, Julie Mayer, Nora Agnes, Sheila Rankin, and C. Morgan Lasley, 925 E. 4th St., Waterloo, IA 50703, as substitute trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

8. Acceleration. Default has occurred in the payment of the Indebtedness secured by the deed of trust. Therefore, the beneficiary accelerates the maturity of the Indebtedness and declares the entire Indebtedness immediately due and payable.

  
Substitute Trustee

Sent to obligors via certified mail by Klatt, Augustine, Sayer, Treinen, & Rastede, P.C., 925 E. 4th St., Waterloo, IA 50703, 319-234-2530.

14-A